

148.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

904,800 / 904,800

USE VALUE:

904,800 / 904,800

ASSESSED:

904,800 / 904,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
21-23		FESSENDEN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SLINRE LLC	
Owner 2:	
Owner 3:	
Street 1: 11 GRANTON PK	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1: 21-23 FESSENDEN LLC -	
Owner 2: -	
Street 1: 6 BEACON STREET SUITE 305	
Twn/City: BOSTON	
St/Prov: MA	Cntry:
Postal: 02108	

NARRATIVE DESCRIPTION
This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2271 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4494		Sq. Ft.	Site		0	70.	1.23	11									388,374						388,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4494.000	512,000	4,400	388,400	904,800		97166
							GIS Ref
							GIS Ref
							Insp Date
							07/16/18

Total Card	0.103	512,000	4,400	388,400	904,800	Entered Lot Size
Total Parcel	0.103	512,000	4,400	388,400	904,800	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	398.41	/Parcel:	398.41	Land Unit Type:
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Parcel ID	148.0-0002-0006.0
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!11546!

PRINT

Date

Time

12/30/21

12:41:58

LAST REV

Date

Time

11/16/21

15:19:08

danam

11546

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
21-23 FESSENDEN	78186-39	1	7/6/2021		898,000	No	No		
CRONIN MICHAEL	75302-124	1	8/5/2020	Convenience		1	No	No	
CRONIN MICHAEL	60404-509		11/2/2012	Convenience		1	No	No	
CRONIN MICHAEL	59481-83		7/9/2012	Convenience		1	No	No	
CRONIN MICHAEL	52920-196		6/4/2009	Family		1	No	No	
CRONIN MICHAEL	47107-396		3/15/2006	Family		10	No	No	
	21199-564		6/1/1991			1	No	No	A

BUILDING PERMITS	ACTIVITY INFORMATION
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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/13/2021	1395	Inter Fi	95,000						9/16/2021	SQ Mailed	JO	Jenny O
2/12/2012	134	Manual	23,800	C				kitchen replacemen	7/16/2018	MEAS&NOTICE	CC	Chris C
6/25/2003	500	Redo Bat	7,500						5/29/2012	Info Fm Prmt	MM	Mary M
12/16/1997	746	Manual	4,000					REROOF	5/18/2009	Measured	372	PATRIOT
									12/9/1999	Mailer Sent		
									11/29/1999	Measured	256	PATRIOT
									1/1/1982		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																							
Type: 13	- Multi-Garden			Full Bath: 1	Rating: Good							<table border="1"> <tr><td>EFP</td><td></td></tr> <tr><td>EFP</td><td></td></tr> <tr><td>BMT</td><td></td></tr> <tr><td>(34)</td><td>6</td></tr> <tr><td>OPP</td><td></td></tr> <tr><td>(84)</td><td></td></tr> <tr><td colspan="2">15</td></tr> <tr><td colspan="2">15</td></tr> </table>				EFP		EFP		BMT		(34)	6	OPP		(84)		15		15																																																																																																					
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(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Very Good																																																																																																																														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																																																																																																																														
Frame: 1	- Wood			1/2 Bath: 1	Rating:																																																																																																																														
Prime Wall: 3	- Aluminum			A HBth:	Rating:																																																																																																																														
Sec Wall:				OthrFix: 1	Rating:																																																																																																																														
Roof Struct: 2	- Hip			OTHER FEATURES																																																																																																																															
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Very Good			<table border="1"> <tr><td>1st Res Grid</td><td>Desc: Line 1</td><td># Units 1</td></tr> <tr><td>Level</td><td>FY LR DR D K FR RR BR FB HB L O</td><td></td></tr> <tr><td>Other</td><td></td><td></td></tr> <tr><td>Upper</td><td></td><td></td></tr> <tr><td>Lvl 2</td><td></td><td></td></tr> <tr><td>Lvl 1</td><td></td><td></td></tr> <tr><td>Lower</td><td></td><td></td></tr> <tr><td>Totals</td><td>RMs: 8</td><td>BRs: 3</td><td>Baths: 1</td><td>HB</td><td></td><td></td></tr> </table>				1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 8	BRs: 3	Baths: 1	HB																																																																																														
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Prim Int Wal	2 - Plaster			Functional:	%			Interior:	1	4	2																																																																																																																								
Sec Int Wall:				Economic:	%			Additions:	1	4	1																																																																																																																								
Partition: T	- Typical			Special:	%			Kitchen:																																																																																																																											
Prim Floors: 3	- Hardwood			Override:	%			Baths:	2003																																																																																																																										
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